

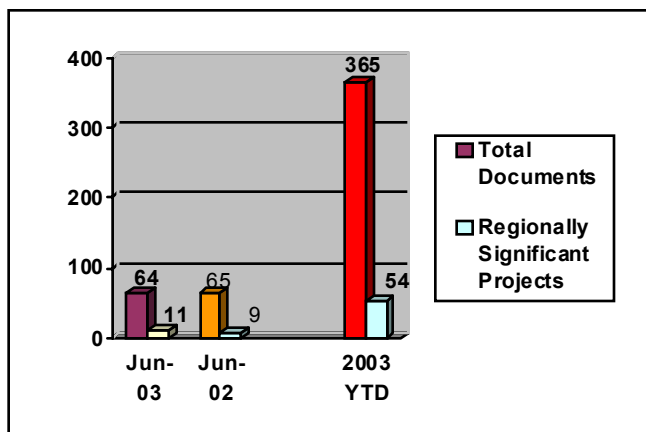
**JUNE 2003****A MONTHLY SUMMARY  
ON IGR SUBMITTALS  
AND DEVELOPMENT  
ACTIVITY IN THE  
SCAG REGION**

SCAG's IGR SECTION RECEIVED, LOGGED AND REVIEWED OVER 60 DOCUMENTS FOR A VARIETY OF PROJECTS, PROGRAMS AND PLANS WITHIN THE SIX COUNTY SCAG REGION. ON AVERAGE, SCAG'S IGR SECTION RECEIVES OVER 600 DOCUMENTS EACH YEAR.

# IGR BULLETIN

## JUNE 2003: DEVELOPMENT ACTIVITY SUMMARY

For the month of June 2003, SCAG's Intergovernmental Review (IGR) Section received, logged and reviewed 64 documents for a variety of projects, programs and plans within the six County SCAG region. This is a slight increase in the number of documents received for the same month last year. In addition, there is a decrease in the number of regionally significant projects.



On average, SCAG's IGR Section receives over 600 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of development activity for the month of June 2003.

- More than half of the documentation received for this month was from Los Angeles County. The documentation was for projects related to public facilities and residential developments.

Documentation was received on 37 development projects related to commercial, industrial, mixed-use, office and residential activity. Of that total, five projects are of regional significance. The table below shows each development type with its potential square footage and number of dwelling units. A map on page 4 shows the general location of each development type.

DEVELOPMENT TYPES	NON SIGNIFICANT PROJECTS	REG. SIGNIFICANT PROJECTS	TOTAL S.F. / DU
COMMERCIAL	243,000 s.f.	0 s.f.	243,000 s.f.
INDUSTRIAL	67,629 s.f.	0 s.f.	67,629 s.f.
MIXED-USE	570,803 s.f. 779 du	0 s.f. 0 du	570,803 s.f. 779 du
OFFICE	25,000 s.f.	300,000 s.f.	325,000 s.f.
RESIDENTIAL	1,374 du	16,481 du	17,855 du

- Staff received documentation on six commercial projects. One project represents a development potential of approximately 243,000 square feet of commercial space. No commercial projects of regional significance were received. The majority of the proposed new commercial development floor area will occur in Riverside County.
- Staff received documentation on two industrial projects. One project represents a development potential of approximately 67,629 square feet of industrial floor area. No industrial projects of regional significance were received. The majority of the new industrial floor area will be developed in Ventura County.
- Staff received documentation on four mixed-use projects. These projects represent a development potential of approximately 570,803 square feet of commercial/retail space and 779 residential units. No mixed-use projects of regional significance were received. The majority of the proposed new commercial development floor area will occur in Los Angeles County.

Continued on page 5.

**JUNE 2003: IGR ACTIVITY**

<b>TOTAL NUMBER OF ITEMS/PROJECTS RECEIVED</b>	<b>64</b>
<b>PROJECTS OF REGIONAL SIGNIFICANCE REVIEWED</b>	<b>11</b>

<b>TOTAL NUMBER OF ITEMS/PROJECTS YEAR TO DATE – 2003</b>	<b>365</b>
<b>PROJECTS OF REGIONAL SIGNIFICANCE YEAR TO DATE – 2003</b>	<b>54</b>

<b>DEVELOPMENT TYPE</b>	<b>ALL PROJECTS</b>	<b>REG. SIG. PROJECTS</b>
COMMERCIAL	6	0
GENERAL PLANS	3	3
INDUSTRIAL	2	0
MIXED-USE	4	0
OFFICE	2	1
PUBLIC FACILITIES	22	1
RESIDENTIAL	23	5
TRANSPORTATION	2	1
<b>TOTAL</b>	<b>64</b>	<b>11</b>

<b>DOCUMENT TYPE</b>	<b>ALL DOCUMENTS</b>	<b>REG. SIG. DOCUMENTS</b>
NOP	17	6
DRAFT EIR	9	2
EA	2	1
ND	7	1
MND	11	1
PERMIT	6	6
FEDERAL GRANTS	11	0
<b>TOTAL</b>	<b>64</b>	<b>11</b>

<b>PROJECTS BY COUNTY</b>	<b>ALL PROJECTS</b>	<b>REG. SIG. PROJECTS</b>
IMPERIAL	2	2
LOS ANGELES	36	4
ORANGE	5	1
RIVERSIDE	12	3
SAN BERNARDINO	6	0
VENTURA	3	1
OTHER /OUTSIDE SCAG	0	0
<b>TOTAL</b>	<b>64</b>	<b>11</b>

**IGR WEB PAGE**

The IGR Section now has a web page. The IGR web page includes staff prepared publications describing items and projects received by the IGR Section, and other web sites that may be useful to persons seeking information about how to comply with CEQA and the CEQA Guidelines. For more information, please visit SCAG's IGR web page at [www.scag.ca.gov/igr/](http://www.scag.ca.gov/igr/).

SEE PAGES 3 AND 4  
FOR A SUMMARY OF  
PROJECTS AND MAP OF  
PROJECT LOCATIONS.

CRITERIA FOR  
PROJECTS OF  
REGIONAL  
SIGNIFICANCE IS  
OUTLINED IN THE  
CEQA GUIDELINES,  
SECTION 15206, AND  
SCAG MANDATES  
THAT DIRECTLY RELATE  
TO POLICIES AND  
STRATEGIES  
CONTAINED IN THE  
RCPG AND RTP



# SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

## INTERGOVERNMENTAL REVIEW SECTION



SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS



### PROJECT DEVELOPMENT SUMMARY

JUNE 2003

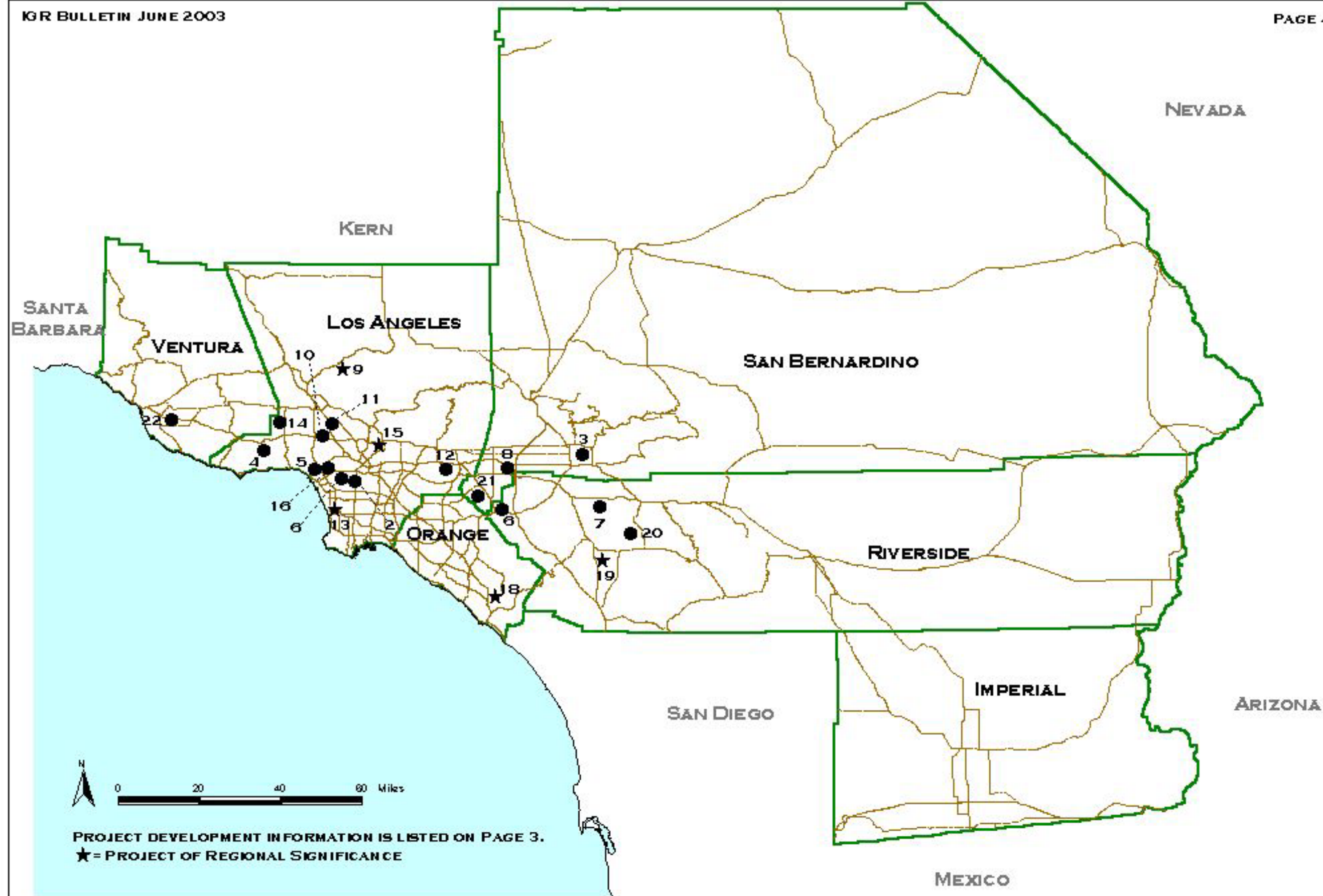
JUNE											
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments	
LA City	LA	Los Angeles	1. Moderate Income Family Housing		RES	35	-	30304	N	Grant - Moderate income family housing	
LA City	LA	Los Angeles	2. Crenshaw Senior Housing		RES	55	-	30316	N	Grant - Senior housing units.	
SBCCOG	SB	San Bernardino	3. Professional Development Center		OFC	-	25,000	30325	N	Grant - Office building development.	
LVMCOG	LA	Calabasas	4. Residential Development		RES	49	-	30303	N	Residential development	
W Cities	LA	Santa Monica	5. 2834 Colorado Avenue Project	1.76	RES	145	-	30318	N	Apartment unit development	
WRCOG	RIV	Riverside Co.	6. Enclave Specific Plan	118	RES	482	-	30314	N	Single family homes & commercial dev.	
WRCOG	RIV	Moreno Valley	7. Mo Val Auto Mall Specific Plan	72	MXU	300	351,659	30327	N	Commercial/Residential mix.	
SANBAG	SB	San Bernardino	8. Housing for Low Income Elderly	5.5	RES	66	-	30335	N	Grant - Senior housing units.	
<b>North LA</b>	<b>LA</b>	<b>LA County</b>	<b>9. Bee Canyon Project</b>	<b>211</b>	<b>RES</b>	<b>556</b>	<b>-</b>	<b>30330</b>	<b>Y</b>	<b>Manufactured housing development.</b>	
LA City	LA	Los Angeles	10. Imperia Mixed-Use Development	-	MXU	78	2,744	30331	N	Commercial/Residential mix	
LA City	LA	Los Angeles	11. Cumpston/Lankershim Development	-	MXU	191	16,400	30332	N	Commercial/Residential mix	
SGVCOG	LA	West Covina	12. Residential Development	0.77	RES	5	-	30334	N	Single family housing development	
<b>SBCCOG</b>	<b>LA</b>	<b>El Segundo</b>	<b>13. Grand Way Project &amp; East Grand Ave.</b>		<b>OFC</b>	<b>-</b>	<b>300,000</b>	<b>30342</b>	<b>Y</b>	<b>Office development.</b>	
LA City	LA	LA County	14. Dearlake Ranch Development	62.16	RES	388	-	30345	N	Residential development.	
<b>SGVCOG</b>	<b>LA</b>	<b>Pasadena</b>	<b>15. Ambassador Planned Campus</b>	<b>43</b>	<b>RES</b>	<b>1,431</b>	<b>-</b>	<b>30348</b>	<b>Y</b>	<b>High density residential development.</b>	
LA City	LA	Los Angeles	16. Kelton Avenue Condominiums		RES	24	-	30358	N	Condominium development.	
SGVCOG	LA	Monterey Park	17. Atlantic Times Square Project	7	MXU	210	200,000	30361	N	Residential/Commercial mix.	
<b>OCCOG</b>	<b>OR</b>	<b>Orange Co.</b>	<b>18. The Ranch Plan</b>	<b>130</b>	<b>RES</b>	<b>14,000</b>	<b>-</b>	<b>30329</b>	<b>Y</b>	<b>Residential development.</b>	
WRCOG	RIV	Riverside Co.	19. Residential Development	205	RES	494	-	30360	Y	Residential development.	
WRCOG	RIV	San Jacinto	20. San Jacinto Retail Center	25.43	COM	-	243,000	30363	N	Commercial/Retail center development.	
SANBAG	SB	Chino Hills	21. Fieldstone Communities	150	RES	125	-	30338	N	Residential development.	
VCCOG	VEN	Oxnard	22. Industrial Development	-	IND	-	67,629	30333	N	Industrial development.	

See Page 4 for Project/Development Locations

**Bold: Signifies Projects of Regional Significance**

\* Per CEQA Guidelines Section 15206

Docs #: 88052



# **PROJECT DEVELOPMENT LOCATIONS** **JUNE 2003**

**DEVELOPMENT ACTIVITY SUMMARY, CONT.**

- Staff received documentation on two office projects. One office project of regional significance was received.

The **Grand Way Project and East Grand Avenue Office Development** will consist of 300,000 square feet of research and development, and office floor area. The proposed Project will be developed within an eight-story building along with a parking facility for approximately 600 cars. This project will be developed 3.5-acre site within the City of El Segundo, Los Angeles County.

- Staff received documentation on 23 residential projects. Thirteen projects represent a development potential of approximately 17,855 residential units. Three residential projects of regional significance were received.

The **Bee Canyon Residential Project** considers the development of 556 factory-built housing units on approximately 211-acres. The proposed Project will be developed in the Santa Clarita Valley, in an unincorporated portion of Los Angeles County.

The **Ambassador Campus Planned Development** will consist of up to 1,431 residential dwelling units. The proposed Project will consist of two parts. The West Campus encompasses 31-acres on the west side of the 710 Freeway, and will be developed with a maximum of 696 residential units. The East Campus comprises of approximately 12-acres located just south of Old Pasadena, and will be developed at a higher density with a maximum of 735 new dwelling units. The Ambassador Development will be developed in the City of Pasadena, Los Angeles County.

The **Ranch Plan Development** considers the development of up to 14,000 dwelling units over a 30-year period. The proposed Project will also consist of an urban activity center, business park, neighborhood retail, golf courses and a regional park. The approximately 22,850-acre project site is located in south Orange County and constitutes the remaining undeveloped portions of the Rancho Mission Viejo located within unincorporated Orange County.



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